013.A	0001	0034.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	457,600	/	457,600
USE VALUE:	457,600	/	457,600
ASSESSED:	457,600	/	457,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		MARGARET ST, ARLINGTON

OWNERSHIP

Unit #: 34

Owner 1:	CHU JOHNNY C
Owner 2:	
Owner 3:	
Street 1:	34 MARGARET ST UNIT 34
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	32 MARGARET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 1007 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	457,600			457,600
Total Card	0.000	457,600			457,600
Total Parcel	0.000	457,600			457,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.42 | /Parcel: 454.4

Legal Description

User Acct
271287
GIS Ref
GIS Ref
Insp Date
06/08/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 013.A-0001-0034.0

!15166!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	451,000	0	.		451,000	451,000	Year End Roll	12/18/2019
2019	102	FV	467,000	0	.		467,000	467,000	Year End Roll	1/3/2019
2018	102	FV	413,600	0	.		413,600	413,600	Year End Roll	12/20/2017
2017	102	FV	377,500	0	.		377,500	377,500	Year End Roll	1/3/2017
2016	102	FV	377,500	0	.		377,500	377,500	Year End	1/4/2016
2015	102	FV	343,600	0	.		343,600	343,600	Year End Roll	12/11/2014
2014	102	FV	328,200	0	.		328,200	328,200	Year End Roll	12/16/2013
2013	102	FV	328,200	0	.		328,200	328,200		12/13/2012

PRINT

Date	Time
12/11/20	04:55:01

LAST REV

Date	Time
06/08/18	10:12:53
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	44686-498		2/24/2005		379,000	No	No		

USER DEFINED

Prior Id # 1:	9920
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Measured	DGM	D Mann
3/6/2006	External Ins	BR	B Rossignol
11/14/2000	Hearing Chag	189	PATRIOT
3/31/2000	Inspected	264	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7716													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	390.286
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479674
Depreciation:	22065
Depreciated Total:	457609

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	407.85
Special Features:	0	Val/Su Net:	454.42
Final Total:	457600	Val/Su SzAd	454.42

SKETCH

UnSketched SubAreas:
GLA: 1007,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,007	390.290	393,018

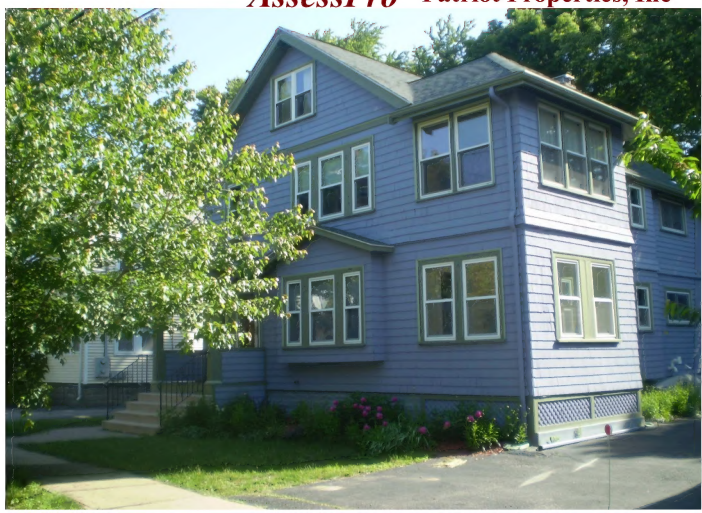
Net Sketched Area:	1,007			Total:	393,018
Size Ad	1007	Gross Are	1007	FinArea	1007

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0001-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	